115.0	0002	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	641,200 / 641,200
					USE VALUE:	641,200 / 641,200
					ASSESSED:	641,200 / 641,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOOHEY WILLIAM J & SUSAN L/TR
Owner 2:	
Owner 3:	
Street 1:	55 BRAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FOOHEY WILLIAM J & SUSAN L -
Owner 2:	-
Street 1:	55 BRAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,024 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1967, having primarily Aluminum Exterior and 2356 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5024.000	241,700		399,500	641,200
Total Card	0.115	241,700		399,500	641,200
Total Parcel	0.115	241,700		399,500	641,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 272.16 | /Parcel: 272.1

Legal Description

User Acct 73850

GIS Ref

GIS Ref

Insp Date 10/03/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 115.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	241,800	0	5,024.	399,500	641,300	641,300	Year End Roll	12/18/2019
2019	101	FV	217,000	0	5,024.	405,200	622,200	622,200	Year End Roll	1/3/2019
2018	101	FV	217,000	0	5,024.	302,500	519,500	519,500	Year End Roll	12/20/2017
2017	101	FV	217,000	0	5,024.	273,900	490,900	490,900	Year End Roll	1/3/2017
2016	101	FV	217,000	0	5,024.	262,500	479,500	479,500	Year End	1/4/2016
2015	101	FV	221,500	0	5,024.	222,600	444,100	444,100	Year End Roll	12/11/2014
2014	101	FV	221,500	0	5,024.	211,200	432,700	432,700	Year End Roll	12/16/2013
2013	101	FV	221,500	0	5,024.	200,900	422,400	422,400		12/13/2012

!8942!

PRINT

Date	Time
12/10/20	23:28:25

LAST REV

Date	Time
07/25/19	10:11:26

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8942

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOOHEY WILLIAM	65009-206		3/5/2015	Convenience	1	No	No		
	12652-498		6/21/1974			No	No		N

USER DEFINED

Prior Id # 1:	73850
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/3/2018	Inspected	BS	Barbara S
9/7/2018	MEAS&NOTICE	CC	Chris C
12/9/2008	Meas/Inspect	163	PATRIOT
4/11/2000	Inspected	276	PATRIOT
2/8/2000	Measured	264	PATRIOT
8/31/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5024		Sq. Ft.	Site		0	70.	1.14	5									399,505						399,500	

Total AC/HA: 0.11534 | Total SF/SM: 5024 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,505 | Spl Credit | Total: 399,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98539948
Adj $ / SQ:	126.377
Other Features:	95500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	350271
Depreciation:	108584
Depreciated Total:	241687

COMMENTS

GAR NOT USUABLE IN BACK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

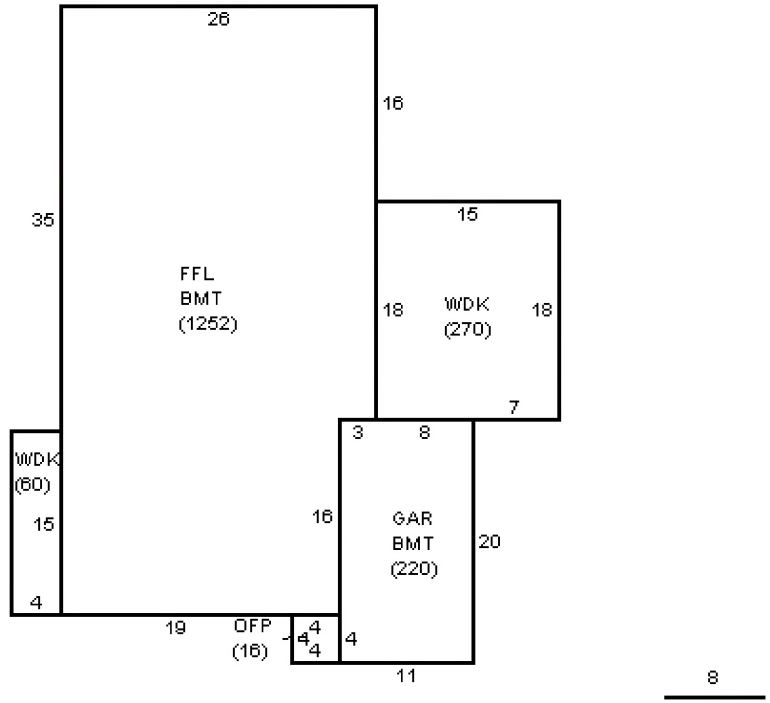
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.38
Special Features:	0	Val/Su Net:	73.47
Final Total:	241700	Val/Su SzAd	193.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,472	59.240	87,200
FFL	First Floor	1,252	126.380	158,225
WDK	Deck	330	8.900	2,936
GAR	Garage	220	25.980	5,715
OFP	Open Porch	16	43.360	694

Net Sketched Area:	3,290			Total:	254,770
Size Ad	1252	Gross Are	3290	FinArea	2356

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

115.0-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc